

TOWN OF LOS ALTOS HILLS

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Residential Bathroom Remodel

Bathroom additions, alterations or renovations require a Building Permit. At a minimum, a legible floor plan drawing is required for permitting. The following information can be used as a guideline for the minimum requirements for bathroom renovation projects. Additions, alterations or renovations require compliance with the:

2013 California Residential Code (CRC);
2013 California Plumbing Code (CPC);
2013 California Mechanical Code (CMC);
2013 California Electrical Code (CEC);
2013 California Energy Efficiency Standards (CEES); Effective July 1, 2014
2013 California Green Building Standards (CGBS)

A bathroom renovation includes, but is not limited to, the removal and/or relocation of vanity cabinets, sinks, tubs, showers, replacement/changes to the lighting, removal & replacement of any wall board, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. The replacement of the toilet, towel bars, mirrors, paint and floor coverings is considered maintenance and does not require a permit.

The following details the minimum requirements for the bathroom electrical, mechanical and plumbing systems:

Electrical

- All receptacles shall be GFCI protected and tamper-resistant (TR). New/additional outlets shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.11)
- Receptacles are to be located within 36" of the sink edge.(210.52 (D))
- **Bathroom Exhaust Fans.** Each bathroom shall be mechanically ventilated and shall comply with the following: (Cal Green 4.506.1)
 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - a) Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of less than 50% to a maximum of 80%.
 - b) A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CAL Green a "bathroom" is a room which contains a bathtub, shower, or tub/shower combination. Fans are required in each bathroom.

- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. (CEC 410.10)
- Lighting shall meet one of the following two requirements:
 - Be controlled with a sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated (many devices are listed as California Title 24 Compliant); or
 - Be high efficiency fixtures (e.g. fluorescent) as defined in the table below (2008 Energy Standards Section 150)

HIGH EFFICIENCY LIGHTING REQUIREMENTS	
Lamp Power Rating	Minimum Lamp Efficiency
15 watts or less	40 lumens per watt
over 15 watts to 40 watts	50 lumens per watt
over 40 watts	60 lumens per watt

Tub/Shower and Water Closet Requirements

- Any new or replaced mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120° F. Any new or replaced water-filler valve in bath tubs/whirlpools shall have a temperature limiting device set at a maximum of 120° F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a non-absorbent surface for a minimum of 6 feet above the floor. (CBC 1210 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. L). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydro-massage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.60)
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)
- Concrete board requires a vapor barrier to be installed between it and the drywall and or framing. Corrosion resistant fasteners must be used.
- **On Site Shower Pan (Receptor)**
 - Where a shower receptor has a finished dam, curb, or threshold it shall be not less than 1 inch lower than the sides and back of such receptor. In no case shall any dam or threshold be less than 2 inches or exceeding 9 inches in depth when measured from the top of the dam or threshold to the top of the drain. (CPC 408.5)
 - Thresholds shall be of sufficient width to accommodate a minimum 22 inch door. Shower doors shall open so as to maintain not less than 22 inch unobstructed opening for egress. (CPC 408.5)
 - Shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. (CPC 408.6)

- Shower receptors built-on site shall be watertight and shall be constructed from approved-type dense, nonabsorbent, and noncorrosive materials and adequately reinforced and with an approved flange floor drain. Lining materials shall be pitched ¼" per foot to weep holes in drain. (CPC 408.7)
- Lining materials shall extend upwards not less than 3 inches above horizontal surfaces. (CPC 408.7)
- Shower receptors shall be tested for watertightness by filling with water to the level of the rough threshold. (CPC 408.7.1)

Tempered Glazing

- Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed). (CBC 2406.4, 2403.1 and CRC 308.1, R308.4)
 - Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
 - Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Bathrooms shall be provided with aggregate glazing area in windows of at least 3 sq ft, ½ of which must be openable Section R303.3. Exception: The glazed area shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation in accordance with the California Mechanical Code, chapter 4, Exhaust air from the space shall exhaust directly to the outdoors.

Water Efficient Plumbing Fixtures (California Civil Code 1101.4(a))

The California Civil Code requires that all existing non-compliant plumbing fixtures (based on water efficiency) throughout the house be upgraded whenever a building permit is issued for remodeling improvements. Residential building constructed after January 1, 1994 are exempt from this requirement. The following table shows the fixtures that are considered to be non-complaint and the type of water-conserving plumbing fixture that should be installed:

Type of Fixture	Non-Complaint Plumbing Fixture	Required Water-Conserving Plumbing Fixture (maximum flow-Rates)
Water Closet (Toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/minute	2.0 gallons/minute at 80 psi
Faucet -Bathroom	Greater than 2.2 gallons/minute	1.5 gallons/minute at 60 psi
Faucet -Kitchen	Greater than 2.2 gallons/minute	1.8 gallons/minute at 60 psi

Smoke and carbon monoxide alarms

The State of California requires *smoke and carbon monoxide alarms* to be installed in all residential buildings. (California Residential Code) Sections R314.3.2 and R314.3.3 require a 10-year lifespan for smoke alarms/detectors:

- Units that are older than 10-years need to be replaced.
- Battery type units must have a 10-year battery life.

Smoke, carbon monoxide or multiple-purpose alarms (carbon monoxide and smoke alarms) must be approved and listed by the State Fire Marshal. The devices must be installed per the manufacturer's instructions.

Alarm Location Requirements

Smoke alarms must be installed:

- a) in each room used for sleeping purposes
- b) in each hallway outside of the sleeping room(s)
- c) on each level of the dwelling, including basements

Carbon monoxide alarms must be installed:

- a) outside of each sleeping room in the immediate vicinity of the bedroom(s)
- b) on each level of the dwelling, including basements

Call for All Needed In-Progress Inspections. During construction, please call **(650) 947-2501** for inspections at least 24 hours in advance. We do not take specific times for inspections, you may request A.M. or P.M. only. Inspections called without approved plans on the job or when not ready will be subject to a re-inspection fee paid at Town Hall prior to the next inspection.